

OR 1897PG2346

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
PR 22 1 24 PM '96
DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA

GRANT OF DRAINAGE EASEMENT

This Grant of Easement, made this 15th day of April, 1996, by and between **PAUL D. RINGENBERGER** and **ERA J. SINGER**, his wife, whose address is Post Office Box 2616, Tallahassee, Florida, as the GRANTORS and **LEON COUNTY**, whose address is 301 South Monroe Street, Tallahassee, Florida as GRANTEE.

WHEREAS: The GRANTORS are the owners in fee simple of that certain property described in Exhibit "A" attached hereto; and

WHEREAS: The GRANTORS are desirous of granting an easement for location of a certain drainage culvert as more particularly described in Exhibit "B" attached hereto, and as shown on the "Sketch of Description of Easements in Sunny Village and Sunny Village Annex", as Proposed Easement "B", made a part hereof as Exhibit "C", to GRANTEE, its successors and/or assigns, over and across that certain property described in Exhibit "A" attached hereto.

NOW THEREFORE

WITNESSETH: The GRANTORS, in consideration of the sum of Ten Dollars and No/Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the GRANTORS, do hereby grant, assign and convey to the GRANTEE, its successors and assigns an easement for construction of a drainage culvert across that certain property described in Exhibit "A", as more particularly described in Exhibit "B", for the benefit of GRANTEE. The GRANTORS, their successors or assigns shall have the right, by this Grant of Easement to upgrade, improve and maintain the property described herein so as to meet and provide for the ingress, egress and utility needs the GRANTORS, their successors and assigns, may have in the development of the adjacent real property as described in Exhibit "A". The GRANTORS shall retain the right to use the real property described herein

Documentary Tax Pd. \$	<u>70</u>
\$	Intangible Tax Pd.
Dave Lang, Clerk, Leon County	
By	<u>[Signature]</u> Deputy Clerk

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for ingress, egress and utility purposes so long as and provided such use does not conflict with the use or the right to use the real property described in Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the GRANTOR have signed and sealed these present the day and year first above written.

WITNESSES

Mary Ellen Cassidy

Mary Ellen Cassidy

TYPE OR PRINT NAME

Mary Ellen Cassidy

Mary Ellen Cassidy

TYPE OR PRINT NAME

Paul D. Ringenberger

PAUL D. RINGENBERGER

Era J. Singer

ERA J. SINGER

STATE OF FLORIDA
COUNTY OF LEON

6 The foregoing instrument was acknowledged before me this 15th day of April, 1996, by PAUL D. RINGENBERGER and ERA J. SINGER who are personally known to me or have produced FL Driver Licenses as identification and who executed the foregoing instrument for the purposes therein expressed.

DATED this 15th day of April, 1996.

NOTARY PUBLIC, Tara L. Collier

Tara L. Collier
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
THOMAS J. CASSIDY, III
Post Office Box 6
Tallahassee, Florida 32302
(904) 893-0650



TARA L. COLLIER
MY COMMISSION # CC 208189 EXPIRES
JUNE 18, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

OR 1897PG2348

94-251-8

3-9-95

LOT 8, BLOCK "B"**PROPERTY DESCRIPTION**

Lot 8, Block "B" of Sunny Village as recorded in Plat Book 7, Page 57 of the Public Records of Leon County, Florida, more particularly described as follows:

Commence at a concrete monument marking the Southeast corner of the Southwest one quarter of the Northwest one quarter of Section 5, Township 1 North, Range 1 West, Leon County, Florida and run North 89 degrees 02 minutes 58 seconds West along the South boundary of the Southwest one quarter of the Northwest one quarter of said Section 5, a distance of 273.93 feet; thence North 279.73 feet to the Southeast corner of Lot 8, Sunny Village, as recorded in Plat Book 7, Page 57 of the Public Records of Leon County, Florida, said point being the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 82.27 feet; thence North 65 degrees 44 minutes 17 seconds West 320.83 feet; thence North 12 degrees 41 minutes 52 seconds West to the right-of-way of Easy Court, 41.48 feet, said point being on a curve concave to the North; thence along said curve with a radius of 50.00 feet through a central angle of 41 degrees 03 minutes 22 seconds for an arc length of 35.83 feet (chord bears North 81 degrees 23 minutes 12 seconds West 35.07 feet); thence leaving said right-of-way South 15 degrees 37 minutes 33 seconds West 39.16 feet to a point on a curve concave to the Southwest; thence along said curve with a radius of 2969.83 feet through a central angle of 01 degrees 37 minutes 51 seconds for an arc length of 84.53 feet (chord bears South 20 degrees 59 minutes 06 seconds East 84.53 feet); thence South 65 degrees 44 minutes 17 seconds East 347.31 feet to the POINT OF BEGINNING.

SUBJECT TO a drainage easement along the North 15.00 feet.

Exhibit "A"

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94-251
4-13-95

PROPOSED DRAINAGE EASEMENT "B"

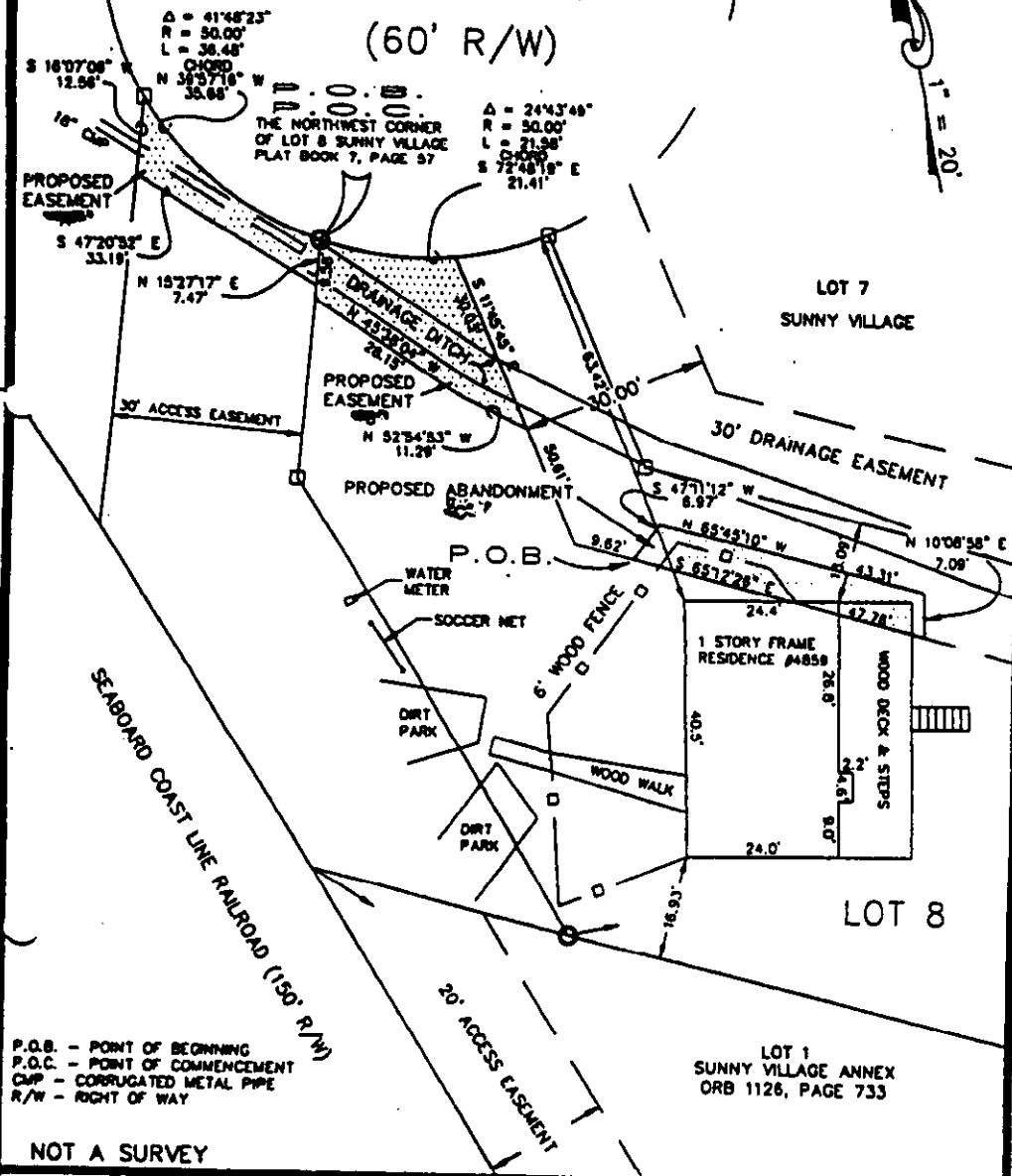
A 453 square foot parcel located in Section 5, Township 1 North, Range 1 West, Leon County, Florida.

Begin at the Northwest corner of Lot 8 of Sunny Village as recorded in Plat Book 7, Page 57 of the Public Records of Leon County, Florida said point also being on the cul-de-sac right-of-way of Easy Street and run thence along said right-of-way along a curve concave to the North with a radius of 50.00 feet through a central angle of 24 degrees 43 minutes 49 seconds for an arc length of 21.58 feet (chord bears South 72 degrees 48 minutes 19 seconds East, 21.41 feet); thence leaving said right-of-way South 11 degrees 45 minutes 45 seconds East, 30.03 feet; thence North 52 degrees 54 minutes 53 seconds West, 11.29 feet; thence North 45 degrees 38 minutes 04 seconds West, 28.15 feet; thence North 15 degrees 27 minutes 17 seconds East, 9.58 feet to the POINT OF BEGINNING containing 453 square feet, more or less.

POOLE, OWENS & ASSOCIATES, INC.
ENGINEERS SURVEYORS

1641-A METROPOLITAN CIRCLE
TALLAHASSEE, FLORIDA 32308
TELEPHONE #: (904) 366-5117

EASY COURT
(60' R/W)



P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
CMP - CORRUGATED METAL PIPE
R/W - RIGHT OF WAY

NOT A SURVEY

I HEREBY CERTIFY THAT THIS IS A
CORRECT AND ACCURATE
REPRESENTATION OF DESCRIPTIONS
UNDER MY SUPERVISION
AND COMPLIES WITH MINIMUM
TECHNICAL STANDARDS ESTABLISHED
BY RULE 61G17-6, ADMINISTRATIVE
CODE.

LARRY M. COBB
FLORIDA R.L.S.
CERT. NO. 2470

**SKETCH OF DESCRIPTION
OF EASEMENTS IN SUNNY VILLAGE
& SUNNY VILLAGE ANNEX
A PART OF SECTION 5, T-1-N, R-1-W,
LEON COUNTY, FLORIDA**

KENT DEEB

SHEET NO.
1
OF 4
JOB NO.
**94251
EZ**

OR 1897P62350

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QR 1897PG2351

ATTACHMENT # 2
PAGE 6 OF 6
14411721

RECORDED IN THE PUBLIC
RECORDS OF LEON CO FLA

APR 22 1 24 PM '96

DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA

This instrument was prepared by
and should be returned to:
Russell D. Gautier, Esquire
Williams, Bryant, Gautier
& Donohue, P.A.
Post Office Box 1169
Tallahassee, Florida 32302

JOINDER

North Florida Education Credit Union, whose address is Post Office Box 5198, Tallahassee, Florida 32314, the owner and holder of that Mortgage from Era Jane Singer and Paul D. Ringenberger to North Florida Education Credit Union, dated July 17, 1985, and recorded in Official Records Book 1169, Page 1595 of the Public Records of Leon County, Florida, hereby consents to and joins in the foregoing Grant of Drainage Easement.

IN WITNESS WHEREOF, North Florida Education Credit Union has caused this Joinder to be executed and its seal affixed hereto this 15th day of April, 1996.

WITNESSES:

North Florida Education
Credit Union

By: Rebecca R. Kouba
Name: Rebecca R. Kouba
Its: Executive Vice President

Tracy Whitaker
Print or type name

Rebecca C. Koushalo
Print or type name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of April, 1996, by Rebecca Kouba, as Exec V.P. of North Florida Education Credit Union, a credit union organized and existing under the laws of the State of Florida, on behalf of the credit union. He or she is personally known to me or has produced known to me as identification.

Rebecca C. Koushalo
Signature
REBECCA C. KENSHALO
Print or type name.
NOTARY PUBLIC
My commission expires:

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